

DUBLIN VILLAGE CENTER REVITALIZATION PHASE 1
(INCLUDING THE DEDICATION OF PART OF JOHN SHIELDS PARKWAY,
TRADALA ROW, TRINITY STREET AND DUBLIN CENTER DRIVE)
FINAL PLAT

Situated in the State of Ohio, County of Franklin, City of Dublin located in Quarter Township 2, Township 2 Range 19, containing 11.028 acres of land, more or less, said 11.028 acres, being a resubdivision of part of Lot 1 and Lot 3 as designated and delineated on the subdivision plat entitled "Lands of Chauncy McGurer" of record in Plat Book 12, Page 27 and being part of those tracts of land conveyed to WHITTINGHAM CAPITAL LLC deed of record in Instrument Number 201304010053357 and part of that tract of land conveyed to CLEARVIEW DUBLIN, LLC by deed of record in Instrument Number 201009140119604, Recorder's Office, Franklin County, Ohio.

The undersigned, WHITTINGHAM CAPITAL, LLC, an Ohio limited liability company, by MATT STAVROFF, Managing Member, and CLEARVIEW DUBLIN, LLC, an Ohio limited liability company, by MICHAEL D. STARCHER, President, owners of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents their "DUBLIN VILLAGE CENTER REVITALIZATION PHASE 1" a subdivision containing Lots numbered 1 and 2, does hereby accept this plat of same, and dedicates to public use, as such, all of Dublin Center Drive, John Shields Parkway, Tradala Row and Trinity Street (4.513 acres, more or less), shown hereon , and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement," or "Sidewalk Easement." Each of the aforementioned designated easements permit the construction, operation, and maintenance of all public and quasi public utilities above, beneath, and on the surface of the ground and, where necessary, are for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, MATT STAVROFF, Managing Member of WHITTINGHAM CAPITAL, LLC, has hereunto set his hand this ____ day of _____, 20 ____.

Signed and Acknowledged In the presence of: WHITTINGHAM CAPITAL, LLC,
By MATT STAVROFF Managing Member

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared MATT STAVROFF, Managing Member of WHITTINGHAM CAPITAL, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of the company and the corporation for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 20 ____.

My commission expires ____ Notary Public, ____ State of Ohio

In Witness Whereof, MICHAEL D. STARCHER, President, of CLEARVIEW DUBLIN, LLC, has hereunto set his hand this ____ day of _____, 20 ____.

Signed and Acknowledged In the presence of: CLEARVIEW DUBLIN, LLC
By MICHAEL D. STARCHER President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared MICHAEL D. STARCHER, President, of CLEARVIEW DUBLIN, LLC who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of the company and the corporation for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 20 ____.

My commission expires ____ Notary Public, ____ State of Ohio

Approved this ____ Day of ____ 20 ____
Director of Land Use and Long Range Planning
Dublin, Ohio

Approved this ____ Day of ____ 20 ____
City Engineer, Dublin, Ohio

Approved this ____ day of _____, 20 ___, by vote of Council, wherein all of Drive, Parkway and Street dedicated herein and this plat is accepted as such by the Council of the City of Dublin, Ohio.

In Witness Thereof I have hereunto set my hand and affixed my seal this ____ day of _____, 20 ____
Clerk of Council Dublin, Ohio

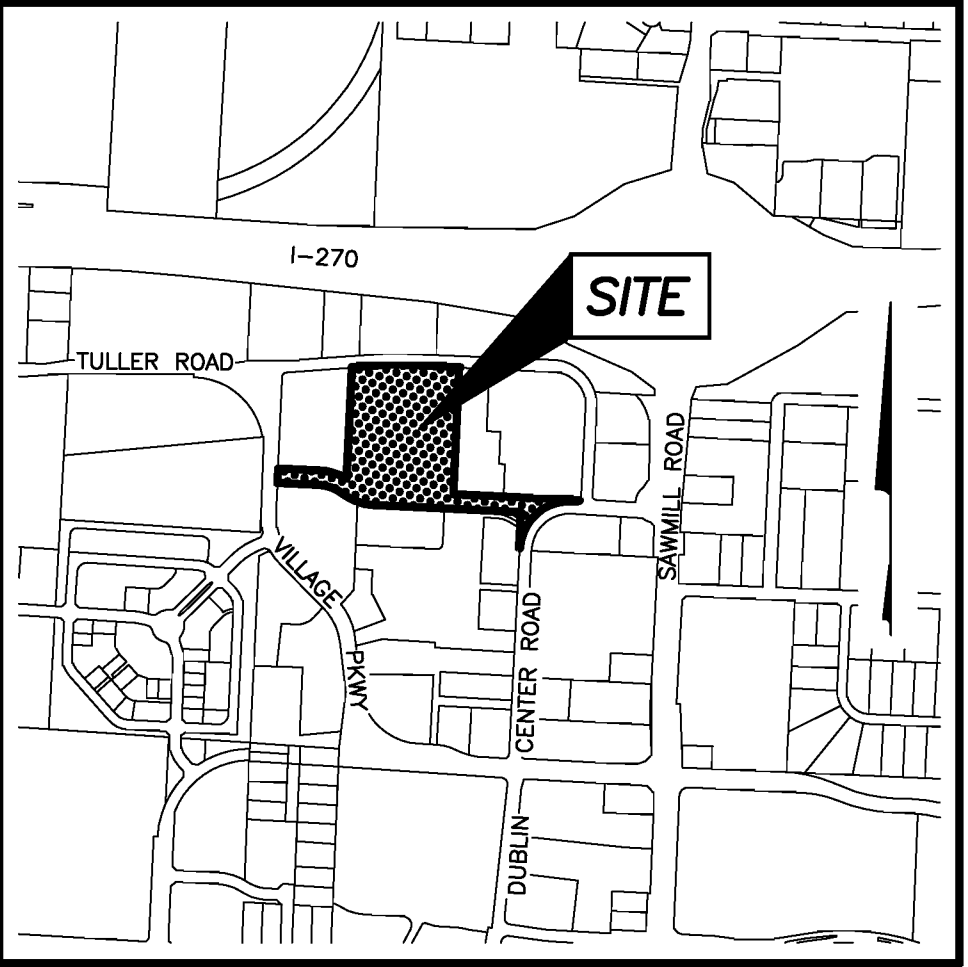
Transferred this ____ day of _____, 20 ____
Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ____ day of _____, 20 ____ at ____ M. Fee \$ ____
Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of _____, 20 ____
Deputy Recorder, Franklin County, Ohio



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: Bearings for this description are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83 (1986 Adjustment). Control for bearings was from coordinates of F.C.G.S. Monument Number 3536 and 7752, establishing a bearing of South 85° 44' 20" East, between said Monuments, established by the Franklin County Engineering Department using Global Positioning System procedures and equipment.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat, are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- © = Permanent Marker (See Survey Data)

By Professional Surveyor No. 8250 Date

J:\20130554\DWG\CASHIERS\PLAT\20130554-VS-PLAT-PINS.DWG plotted by MASTON, JOHN on 7/26/2013 11:23:39 AM last saved by JMASTON on 7/26/2013 11:18:42 AM

DUBLIN VILLAGE CENTER REVITALIZATION PHASE 1

NOTE "A" - FEMA ZONE: At the time of platting, all of Dublin Village Center Revitalization Phase 1 is within Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas Map Number 39049C0151K, with effective date of June 17, 2008.

NOTE "B" - ACREAGE BREAKDOWN: Dublin Village Center Revitalization Phase 1 is comprised of the following Franklin County Parcel Numbers:

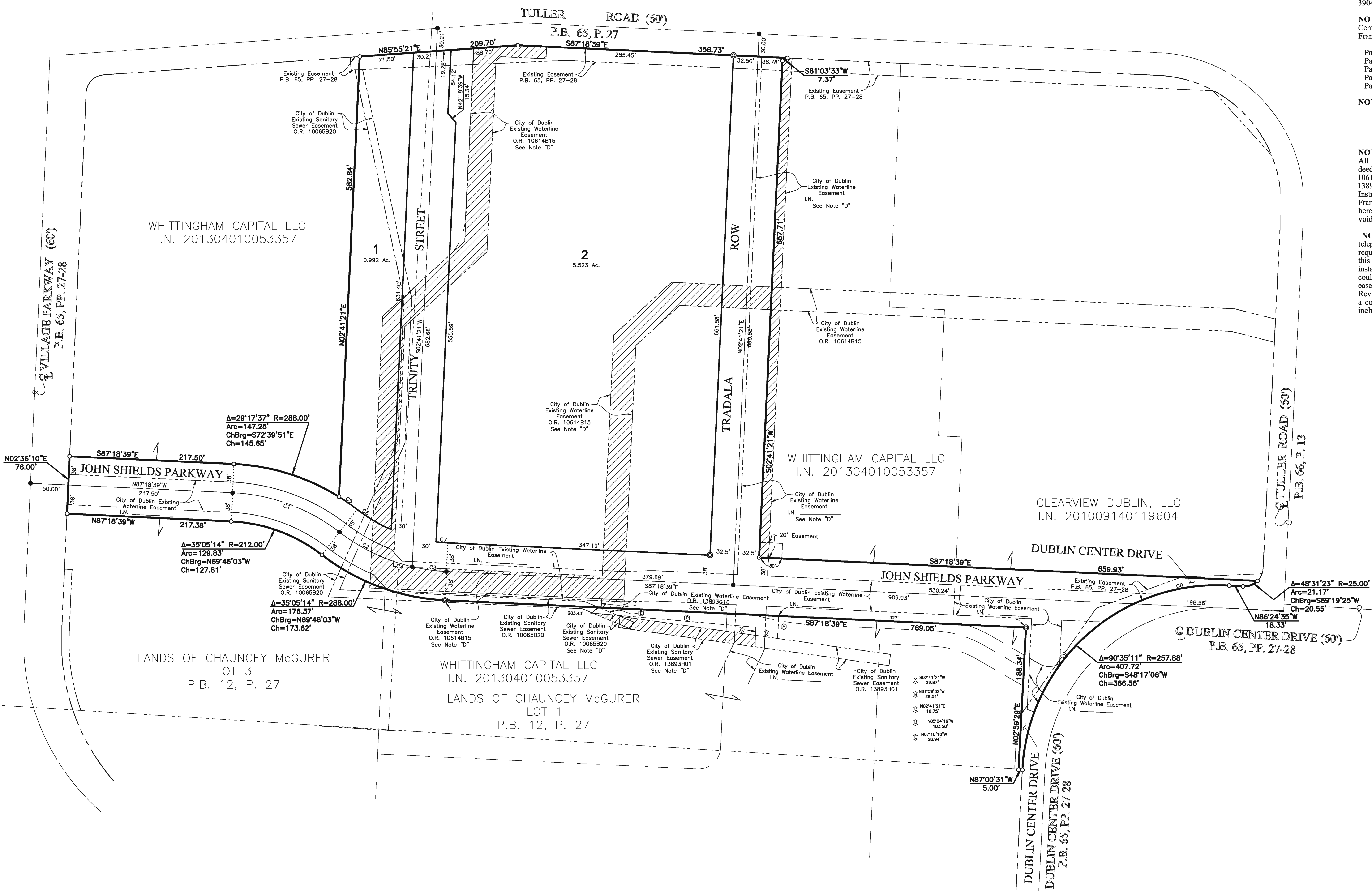
| | |
|--------------------------|-----------|
| Parcel Number 273-009045 | 2.237 Ac. |
| Parcel Number 273-009054 | 8.230 Ac. |
| Parcel Number 273-009055 | 0.513 Ac. |
| Parcel Number 273-009094 | 0.021 Ac. |
| Parcel Number 273-009127 | 0.027 Ac. |

NOTE "C" - ACREAGE BREAKDOWN:

| | |
|----------------------------|------------|
| Total acreage: | 11.028 Ac. |
| Acreage in rights-of-way: | 4.513 Ac. |
| Acreage in remaining lots: | 6.515 Ac. |

NOTE "D": RELEASE OF CERTAIN EASEMENTS: All rights and easements granted to the City of Dublin by deeds of record in Official Record 10065B20, Official Record 10614B15, Official Record 13893G16, Official Record 13893H01, Instrument Number _____, Recorder's Office, Franklin County, Ohio, in, over and under areas indicated hereon by hatching are hereby released and rendered null and void.

NOTE "E": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Dublin Village Center Revitalization Phase 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.



| CURVE TABLE | | | | |
|-------------|-----------|---------|---------|---------------|
| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD BEARING |
| C1 | 35°05'14" | 250.00' | 153.10' | N 69°46'03" W |
| C2 | 24°36'06" | 250.00' | 107.35' | S 64°31'29" E |
| C3 | 10°29'08" | 250.00' | 45.75' | S 82°04'06" E |
| C4 | 35°05'14" | 250.00' | 153.10' | S 69°46'03" E |
| C5 | 5°47'36" | 288.00' | 29.12' | N 55°07'14" W |
| C6 | 14°13'32" | 212.00' | 52.64' | S 59°20'12" E |
| C7 | 4°11'30" | 212.00' | 15.51' | S 85°12'54" E |
| C8 | 28°52'18" | 257.88' | 129.95' | S 79°08'33" W |
| C9 | 61°42'52" | 257.88' | 277.77' | S 33°50'57" W |

J:\20130554\DWG\CASHEETS\PLAT\20130554-VS-PLAT-1.DWG plotted by JMASTON on 7/27/2013 9:39:57 AM last saved by JMASTON on 7/27/2013 9:12:05 AM